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प्रादेशिक योजना - अहमदनगर
खाजगी जैव तंत्रज्ञान उद्योगांना १००% अतिरीक्त चटई क्षेत्र निर्देशांक प्रदान करणेबाबतची तरतूद समाविष्ट करणे बाबत महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २० (३) अन्वये फेरबदलाची सुचना..

**महाराष्ट्र शासन**
**नगर विकास विभाग**
**शासन निर्णय क्र. टिपीएस-१६१०/२३३४/प्र.क्र.३०६/१०/नवि-९**
**मंत्रालय, मुंबई ४०० ०३२, दिनांक : १३ ऑक्टोबर, २०१०.**

**शासन निर्णय**:- सोबतची सूचना (मराठी व इंग्रजी) महाराष्ट्र शासन राजपत्रात प्रसिध्द करण्यात यावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

(प्रदीप गोहिल)
**कार्यासन अधिकारी**

**प्रति,**
१) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
२) संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
३) जिल्हाधिकारी, अहमदनगर.
४) उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
५) उप संचालक नगररचना, नाशिक विभाग, नाशिक.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना शासनाच्या दि. १३ सप्टेंबर, २०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहीरात म्हणून प्रसिद्ध करुन घेणेबाबत सत्वर कार्यवाही करावी.)

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| १ | जाहीरात देणाऱ्या कार्यालयाचे नांव | - | नगर विकास विभाग, मंत्रालय, मुंबई-३२ |
| २ | जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे. | - | तात्काळ |
| ३ | प्रसिद्धीचे स्वरुप | - | स्थानिक |
| ४ | कोणत्या जिल्ह्यात | - | अहमदनगर जिल्ह्यात |
| ५ | किती वृत्तपत्रात | - | एका मराठी व एका इंग्रजी वृत्तपत्रात |
| ६ | वृत्तपत्राचे नांव | - | सर्वाधिक खपाच्या वृत्तपत्रात |
| ७ | कितीवेळा | - | एकदा |
| ८ | जाहीरात खर्चाचे देयक | - | संचालक नगररचना, महाराष्ट्र राज्य, |

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|---|---|---|
| कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नांव व संपूर्ण पत्ता | | पुणे. |

६) सहायक संचालक नगररचना, अहमदनगर शाखा, अहमदनगर.

७) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यांत येते की, सोबतची सूचना महाराष्ट्र शासनाच्या राजपत्रात नाशिक विभाग, भाग-एक पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ०५ प्रती या विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उप संचालक नगररचना, नाशिक विभाग, नाशिक यांच्याकडे पाठवाव्यात.)

८) कक्ष अधिकारी, (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

९) निवडनस्ती (कार्यासन-नवि-९)

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**सूचना**
**महाराष्ट्र शासन**
**नगर विकास विभाग**
**मंत्रालय, मुंबई - ४०० ०३२.**
**दिनांक : १३ ऑक्टोबर, २०१०.**

*महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६*

**क्र. टिपीएस-१६१०/०१/प्र.क्र.२७/१०/नवि-९:-** ज्याअर्थी अहमदनगर प्रादेशिक योजना (यापुढे "उक्त प्रादेशिक योजना" असे संबोधिले आहे) शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस/१६००/९३२/प्र.क्र.३२/२००३(भाग-१)/नवि-९, दि. १४ जुलै, २००५ अन्वये मंजूर झाली असून ती दि. १ ऑक्टोबर, २००५ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, शासन अधिसूचना उद्योग, ऊर्जा व कामगार विभाग क्र. डीटीपी-२००८/प्र.क्र.१६०८/उद्योग-२, दि. १० फेब्रुवारी, २००९ अन्वये खाजगी जैव तंत्रज्ञान उद्यानाच्या विकासाबाबतची अर्हता तसेच माहिती तंत्रज्ञान उद्यानाच्या धर्तीवर खाजगी जैव तंत्रज्ञान उद्यान विकसित करणेबाबत निर्णय (यापुढे "उक्त निर्णय" असे संबोधिले आहे) घेतला आहे ;

आणि ज्याअर्थी, शासन अधिसूचना, नगर विकास विभाग क्र. टिपीबी-४३०२/४१९/प्र.क्र.२२/०९/नवि-११, दि. २२ फेब्रुवारी, २००९ व दि. २७ फेब्रुवारी, २००९ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे "उक्त अधिनियम" असे संबोधलेले आहे) च्या कलम ३७ (१) व कलम १५४ अन्वये सर्व नियोजन प्राधिकरणांना त्यांच्या संबधित विकास नियंत्रण नियमावलीत, जैव तंत्रज्ञान घटकांच्या इमारतींना अतिरीक्त चटई क्षेत्र निर्देशांक देणेसंबंधी तरतूद समाविष्ट करणेबाबत निदेश दिलेले आहेत ;

आणि ज्याअर्थी, उक्त निर्णयात नमूद बाबीं उक्त प्रादेशिक योजनेशी तपासून पाहील्या असता उक्त प्रादेशिक योजनेतील कृषी / ना विकास विभागात खाजगी जैव तंत्रज्ञान उद्यानाची अनुज्ञेयता, जैव तंत्रज्ञान उद्यानाला उपलब्ध असलेला चटई क्षेत्र निर्देशांक याबाबत उक्त प्रादेशिक योजनेत बदल करणे आवश्यक वाटते ;

आणि ज्याअर्थी, अधिनियमाचे कलम-२० पोट कलम (२) मधील तरतुदीनुसार उक्त प्रादेशिक योजनेत उक्त योजनेत कृषी / ना विकास विभागात खाजगी जैव तंत्रज्ञान उद्यानाची अनुज्ञेयता, जैव तंत्रज्ञान उद्यानाला अतिरीक्त चटई क्षेत्र निर्देशांक याबाबत खालील SCHEDULE मध्ये विस्तृतपणे नमूद केल्यानुसारची तरतूद समाविष्ट करणे आवश्यक झाले आहे (यापुढे "उक्त प्रस्तावित फेरबदल" असे संबोधले आहे) ;

आता, त्याअर्थी उक्त अधिनियमाच्या कलम २० चे पोटकलम (३) अन्वये शासन उक्त प्रस्तावित फेरबदल करण्याचा इरादा जाहिर करीत आहे व उक्त प्रस्तावित फेरबदलाच्या अनुषंगाने नागरिकांकडून हरकती व सूचना योग्य त्या कारणासह, ही सूचना

महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या तारखेपासून ६० दिवसांचे आत लिखीत स्वरुपात मागविण्यात येत आहे ;

हरकती / सूचना उप संचालक नगर रचना, नाशिक विभाग, महसुल आयुक्त कार्यालय नविन प्रशासकीय इमारत, नाशिक रोड, नाशिक यांच्याकडे पाठविण्यात याव्यात. विहित मुदतीत सूचना / हरकती दाखल करण्या-यांना सुनावणी देण्याकरिता व शासनास अहवाल सादर करण्याकरिता शासनातर्फे "अधिकारी" म्हणून उप संचालक नगर रचना, नाशिक विभाग, नाशिक यांची नियुक्ती करण्यात येत आहे.

## SCHEDULE

**(Special Regulations for development of Bio-technology Park)**

| Modification No. | Subject | Version of Modification |
|---|---|---|
| 1 | Definition | The Biotechnology Units/ Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The biotechnology park and unit / units outside park shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI / free of FSI area. |
| 2 | Biotechnology Units / Park to be allowed in Service Industries Zone (I-1) | Biotechnology Units / Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 meter. |
| 3 | Biotechnology Units/Park to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-3) | Biotechnology Units / Park shall be permitted on all plots fronting on roads having width more than 12.00 meter. |
| 4 | Biotechnology Units / Park to be allowed in No Development Zone / Green Zone earmarked in the Regional Plan. | I) Biotechnology units / Parks shall be permitted in No. Development Zone / Green Zone subject to following conditions:-<br><br>(I) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.<br>(ii) The ground coverage shall not exceed 10% of the are a of plot.<br>(iii) Tree plantation shall be done at the rate of 500 Trees/Ha.on the remaining land excluding the built up area and the surrounding open space / utility space.<br>(iv) The maximum height of buildings shall not exceed 24 mt.<br>(v) Essential residential development for the staff / officer's accommodation shall be up to the extent of 33% of the permitted built up area. |

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| | | (vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.<br>vii) Biotechnology units/parks shall be permitted on plots fronting on roads having width more than 12 meter. |
| 5 | Additional FSI to Biotechnology Units/ Parks | Subject to approval by the Director of Industries, the Deputy Director of Town Planning, Nashik Division, Nashik may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units / Park located in N0 Development Zone / Green Zone / Agriculture Zone proposed in the Regional Plan)<br>(i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No. BTP–2008/CR–1608/IInd–2, dated 10th February, 2009.<br>(ii) Additional FSI to Biotechnology units would be available to Biotechnology parks duly approved by the Directorate of Industries and after observance of all the regulations of environment.<br>(iii) Parking spaces, as per the provisions of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.<br>(iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.<br>(v) 100% of the Premium so collected by the Deputy Director of Town Planning, Nashik Division, Nashik shall be paid to the Government.<br>(vii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.<br><br>guidelines issued by Industries Department vide the said resolution. |

**टिप:-** (क) प्रस्तुत सूचना नागरिकांच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध आहे:-

१) जिल्हाधिकारी, अहमदनगर.

२) उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

३) सहायक संचालक नगररचना, अहमदनगर शाखा, अहमदनगर.

(ख) सदर फेरबदलाची सूचना विभागाच्या www.urban.maharashtra.gov.in या वेबसाईटवर देखील उपलब्ध आहे.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

**(प्रदीप गोहिल)**
**कार्यासन अधिकारी, महाराष्ट्र शासन**

## NOTICE

Urban Development Department
Mantralaya, Mumbai – 400 032.
Dated : 13th October, 2010

*The Maharashtra Regional & Town Planning Act 1966.*

**No. TPS-1610/2334/CR-306/10/UD-9**: – Whereas the Regional Plan of Ahmednagar (hereinafter referred to as 'the said Regional Plan') has been sanctioned by Government vide Urban Development Department Notification No.TPS/1600/ 932/CR-32/03/UD-9, Dt. 14 July, 2005 and it has come into force with effect from 1st October, 2005 ;

And whereas, Govt. in Industry, Energy and Labour Department vide Govt. Resolution No. DTP 2008/ CR-1608/ Ind-2 dated 10/2/2009 (hereinafter referred to as 'the said Resoluation') has decided eligibility for development of Private Biotech Parks and also decided to develop Private Biotech Park on the similar lines of Information Technology park ;

And whereas, Government in Urban Development Department vide its order No. TPB-4309/419/CR-22/2009/UD-11, dated 22nd February, 2009 and 27th February, 2009 has directed to all the Planning Authorities to make provision in their respective Development control Regulations for the additional FSI to buildings of Biotechnology units ;

And whereas the contents of the said Resolution has been examined with reference to the said Regional Plan and its is felt necessary to make amendments to the said Regional Plan in regards to the permissibility of Private Biotech Parks in Agricultural / No Development Zones, FSI available for Biotech Parks etc. ;

And whereas, as provided in sub section (2) of section 20 of M.R.& T.P.Act 1966 (hereinafter referred to as "the said Act") Government is of the opinion that it is necessary to add the said Provision in regards to the permissibility of Private Biotech Parks in Agricultural / No Development Zones in the said Regional Plan and to allow additional FSI more specifically described in the SCHEDULE appended hereunder (hereinafter referred to as "the said Proposed Modification") ;

And whereas, as provided in sub section (3) of section 20 of the said Act, suggestions and objections, if any to the said Modification are invited from the general public in Maharashtra Government Gazette. The suggestions/ objections shall be addressed to the Deputy Director of Town Planning, Nashik Division having his office at Revenue Commissioner Office, New Administrative Building, Nashik Road, Nashik who is hereby authorized to hear the persons and submit the report to Government.

Suggestions and objections received within a period of 60 days from the date of publication of this notice in the Gazette shall only be considered.

**SCHEDULE**

**(Special Regulations for development of Bio-technology Park)**

| **Modification No.** | **Subject** | Version of modification |
| --- | --- | --- |

| | | |
|---|---|---|
| 1 | Definition | The Biotechnology Units/ Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The biotechnology park and unit / units outside park shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI / free of FSI area. |
| 2 | Biotechnology Units / Park to be allowed in Service Industries Zone (I-1) | Biotechnology Units / Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 meter. |
| 3 | Biotechnology Units/Park to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-3) | Biotechnology Units / Park shall be permitted on all plots fronting on roads having width more than 12.00 meter. |
| 4 | Biotechnology Units / Park to be allowed in No Development Zone / Green Zone earmarked in the Regional Plan. | I) Biotechnology units / Parks shall be permitted in No. Development Zone / Green Zone subject to following conditions:-<br><br>(i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.<br>(ii) The ground coverage shall not exceed 10% of the are a of plot.<br>(iii) Tree plantation shall be done at the rate of 500 Trees/Ha.on the remaining land excluding the built up area and the surrounding open space / utility space.<br>(iv) The maximum height of buildings shall not exceed 24 mt.<br>(v) Essential residential development for the staff / officer's accommodation shall be up to the extent of 33% of the permitted built up area.<br>(vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.<br><br>vii) Biotechnology units/parks shall be permitted on plots fronting on roads having width more than 12 meter. |
| 5 | Additional FSI to Biotechnology Units/ Parks | Subject to approval by the Director of Industries, the Deputy Director of Town Planning, Nashik Division, Nashik may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units / Park located in NO Development Zone / Green Zone / Agriculture Zone proposed in the Regional Plan)<br><br>Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No. BTP-2008/CR-1608/IInd-2, dated 10th February, 2009. |

(ii) Additional FSI to Biotechnology units would be available to Biotechnology parks duly approved by the Directorate of Industries and after observance of all the regulations of environment.

(iii) Parking spaces, as per the provisions of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.

(iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.

(v) 100% of the Premium so collected by the Deputy Director of Town Planning, Nashik Division, Nashik shall be paid to the Government.

(vii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.

guidelines issued by Industries Department vide the said resolution.

**Note** :-(A)This Notice is made available for inspection of the general public in the office hours on all working days at the following offices.

1) The Collector, Ahmednagar.
2) The Deputy Director of Town Planning, Nashik Division, Nashik.
3) The Assistant Director of Town Planning, Ahmednagar Branch, Ahmednagar.

(B) This Notice is also available on Department's web site at www.urban.maharashtra.gov.in

**By order and in the name of the Governor of Maharashtra.**

( Pradeep Gohil )
**Section Officer to Government.**